PREPARED BY (AND RETURN TO):

WILKINS & IVEY

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20130000155 DEEDWARR
Recvd: 01/02/13 10:01 2 pgs
Fees:13.00 Taxes:684.50
20130102-0000190

W & I Ref(DM) Title No: 52101
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Mending Hearts, Inc. A Tennessee Not for Profit Corporation 1003 43rd Avenue N Nashville TN 37209	same

TAX MAP-PARCEL NUMBERS: 09108023600

WARRANTY DEED
(Corporate)

FOR AND IN CONSIDERATION of the sum of **$185,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Pennan Properties, LLC**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mending Hearts, Inc., a Tennessee Not for Profit Corporation,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the westerly parts of Lot Nos. 25 and 26, and the westerly 60 feet of the northerly 32 feet of Lot No. 27, on the Map of the proposed Re-Arrangement of Clifton Subdivision, of record in Book 161, page 80, Register's Office for said County, which proposed plan is of record in Book 1130, page 52, and which proposed plan likewise includes a part of a 15 foot alley on said original plan and being more particularly described according to the Plan of record in Book 1130, page 52, and a survey by T.R. Sanford, dated September 4, 1962, as follows:

Beginning at a point in the southerly margin of Albion Street, 92.6 feet West of the Southwest corner of 43rd Avenue North and Albion Street; thence in a southerly direction, parallel to the westerly margin of 43rd Avenue North, 141 feet to a point, the Southwest corner of the property conveyed to Robert P. Lipscomb and wife, by deed of record in Book 1304, page 77, said Register's Office; thence in a westerly direction parallel to the northerly margin of Lot No. 28, 75 feet to the easterly margin of an alley; thence along the easterly margin of said alley, northerly 165.3 feet to the intersection of said alley and Albion Street; thence in an easterly direction along the southerly margin of Albion Street, 77.3 feet to the point of beginning.

Being the same property conveyed to Pennan Properties, LLC a Tennessee limited liability company by Special Warranty Deed from Capital Bank and Trust Company, dated November 18, 2002 and recorded on December 11, 2002 of record in Doc. No. 20021211-0153026, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2013, and subsequent years; All Matters on the Plan, with Owner's Certificate, of record in Book 161 Page 80 and Book 1130, page 52, said Register's Office.

This is improved property, known as: 4305 Albion Street, Nashville, Tennessee 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of December, 2012.

Pennan Properties, LLC

By: Seema Prasad _____, an agent
Title: **Agent**

State of TENNESSEE
County of DAVIDSON

Before me, the undersigned, personally appeared **Seema Prasad** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Agent** (or other officer authorized to execute this instrument) of **Pennan Properties, LLC**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Davidson Tennessee this the 19th day of December, 2012.

_____
Notary Public

My Commission Expires: 9/8/2013

GREGORY POLZIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $185,000.00

_____
Affiant

Sworn and subscribed before me this the 19th day of December, 2012.

_____
Notary Public

My Commission Expires: 2.17.14

ANNEMARIE CAIN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Wldoc: Deed Wty—12/92